

## FLOOR AREA RATIO BYLAW

### Zoning Bylaw Table III Dimensional Regulations:

Zoning Districts	Minimum Lot Area In Sq.Ft.	Minimum Lot Frontage In Feet	Frontage Exception In Feet	Minimum Lot Width In Feet	Minimum Front Yard In Feet <sup>1</sup>	Minimum Side Yard In Feet	Minimum Rear Yard In Feet	Corner Clearance In Feet	Maximum Height	Maximum Lot Coverage %	Maximum Floor Area Ratio
Residence AA	80,000	200	160	160	40	15 <sup>1</sup>	Lesser of: 30' or 25% of lot depth	10	35 <sup>2</sup>	---	.24+(1200÷ actual lot area in Sq.Ft.)
Residence A	40,000	150	120	120	40	15 <sup>1</sup>	" "	10	35 <sup>2</sup>	---	.24+(1200÷ actual lot area in Sq.Ft.)
Residence B	20,000	125	100	100	20	15 <sup>1</sup>	" "	10	35 <sup>2</sup>	---	.24+(1200÷ actual lot area in Sq.Ft.)
Residence C	10,000	80	80	64	20	15 <sup>1</sup>	" "	10	35 <sup>2</sup>	---	.24+(1200÷ actual lot area in Sq.Ft.)

6.2.13 Maximum floor area ratio: The total gross floor area of all buildings on a lot shall not exceed the maximum square footage per acre of lot area as noted in Section 6, Table III, except as provided in G.L. c.40A, sec. 9C for a child care facility as an accessory use. Excluded from the gross floor area in the Residence Districts are basements, open or screened porches, decks and accessory structures with no permanent foundation or less than 100 square feet in area. The Board may grant relief from the Maximum Floor Area Ratio in the Residence Districts provided the Board finds that a literal application of this requirement would be unreasonable because there are no reasonable alternatives available and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw. Non-residential principal uses in the Residence AA, A, B & C Zone Districts shall be exempt from the Maximum Floor Area Ratio in Table III.

7.1.5 Nonconforming single and two family residential structures. Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Building Inspector that such proposed reconstruction, extension, alteration, or structural change does not increase the nonconforming nature of said structure. Where the proposed extension does not increase the gross floor area contained within the existing structure by more than fifty percent (50%), the following circumstances shall not be deemed to increase the nonconforming nature of said structure:

- (a) alteration to structure located on a lot with insufficient area which alteration complies with all current setback, yard, building coverage, maximum floor area ratio, and building height requirements.
- (b) alteration to a structure located on a lot with insufficient frontage which alteration complies with all current setback, yard, building coverage, maximum floor area ratio and building height requirements.
- (c) alteration to a structure which encroaches upon one or more required yard or setback areas, where the alteration will comply with all current setback, yard, building coverage, maximum floor area ratio and building height requirements.

In all other cases, the Board may, by special permit, allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.